

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 7, 2025 1:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Tara Tradd	Code Compliance Manager	Present
Stuart Ellington	Code Compliance Specialist	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 1:05 p.m.

1. Special Magistrate, Overview of the Code Enforcement Process
Special Magistrate Holt explained that the public hearings were considered quasi-judicial and provided an overview of the Code Enforcement meeting procedures.
2. Swear in City Staff
Special Magistrate Holt proceeded to swear in city staff and audience members who wished to speak during the hearings.

II. APPROVAL OF SUMMARY MINUTES

1. December 3, 2024
Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the December 3, 2024, meeting.

RESULT:	Approved
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

III. OLD BUSINESS

1. City of Wildwood Case# 2309-0003
Respondents: Theresa and Thordis Williams
Violation Address: Parcel G06B033, 305 Mill Street

Violations: Code of Ordinances, Chapter 7 Exterior Property Maintenance; Unsafe Structure

Status: This matter was continued from the December 5, 2023 hearing. The property remains non-compliant.

Special Magistrate Holt read aloud Case #2309-0003. Code Compliance Manager Tradd presented the case file to the Special Magistrate. Tradd stated the case had previously been brought before the Special Magistrate in December 2023, and the owner had just purchased the property through a tax deed sale. At that hearing, the owner was given an indefinite amount of time to bring the property into compliance. Since the hearing, a new roof had been added and ongoing interior construction. Still outstanding was a broken window and peeling paint, as well as what appeared to be rot on some of the soffits. Holt asked for the date that the photos in the file were taken, and Tradd responded they were from December 17, 2024. Holt then asked what the city was seeking for proposed sanctions and fines. Staff requested an extension of time for the property to be brought into compliance as the property was vacant, which had been discussed with the respondent. Respondent Theresa Williams was present for the hearing. Holt asked how much time she believed she would need to bring the property into compliance. Williams stated that 90 days would be sufficient. Holt asked if the city had any objections to allowing 90 days, to which Tradd did not. Holt also confirmed with Williams that the property was vacant. Special Magistrate Holt continued the case for 90 days.

RESULT:	Continued
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

2. City of Wildwood Case# 2402-0005

Respondents: Annie Lousie, Edward, Junius, and Raydon Barkley

Violation Address: Parcel G06M017, 210 Orange Street

Violations: Code of Ordinances, Chapter 7 Exterior Property Maintenance; Unsafe Structure; Land Development Regulation, Family Cottage Ordinance

Status: This case is in violation of an enforcement order issued on April 2, 2024.

Special Magistrate Holt read aloud Case #2309-0003. Code Compliance Manager Tradd presented the case file to the Special Magistrate. Tradd stated the case was regarding an accessory structure on the property, also referred to in the file as a shed. Staff previously brought the case before the Special Magistrate in April 2024, where an Order of Enforcement was issued. The respondent, Mr. Barkley, attended the hearing and stated he would be working on the repairs. He was granted 60 days to complete the repairs and pay the case costs. In July 2024, he had vacated the shed, no longer had tenants living in it, and then several months later, they came back. At that time, Tradd asked Mr. Barkley to confirm that the repairs had been made by initiating a reinspection, and he verbally refused on the phone to allow her to reinspect. The city is asking for confirmation that the shed complies with the City's Land Development Regulations (LDRs) for a family cottage as well as building code standards for occupancy of a structure. Holt asked if there was a permit for a family cottage. Tradd stated the city does have a Site Plan Permit. The structure has to meet a certain amount of square footage as well as appropriate plumbing, electrical, and sanitary requirements. Holt clarified that there had been no permit applied for at the time of the hearing, and Tradd confirmed there had not. Holt then asked if it was the city's belief that it met the criteria of the LDRs, including the square footage. Tradd stated she was unable to estimate square footage without being able to physically measure the structure. Holt confirmed that the shed was installed without a permit. Tradd agreed and confirmed it was a pre-existing, non-conforming family cottage installed many years prior. Tradd added that the

respondent had a demolition permit pulled in 2016 to demolish the shed, but the demolition was never completed. She could not find any further records of building permits to restore the shed. Holt asked if the fines had been paid from the April 2024 Order, and Tradd confirmed they had not. Holt then clarified that the city was requesting that the respondent apply for an after-the-fact permit for a family cottage structure, and Tradd confirmed. Tradd also stated that the city is seeking verification that the structure itself is safe for human habitation by ensuring that the plumbing and electricity connect through the same meter that serves the primary structure. Holt asked if the city was seeking additional fines or costs for the hearing. Tradd stated there were costs for the hearing of \$160.40, and no additional fines.

Respondent Edward Barkley addressed the Special Magistrate. He stated the structure was not unsafe and that he had a new roof placed on the structure, applied for a new electrical permit with the county, and installed a new breaker box. Holt asked if Barkley had a copy of the permit, and he stated everything was hanging on the box, but he did not have it with him at the time of the hearing. He also stated he would allow the city and county to inspect the property. He then stated that he also put in new plumbing. Holt asked if he pulled a permit for the plumbing, and Barkley stated the county looked at it a couple of years ago.

Special Magistrate Holt continued the case until the following month, which would allow the respondent time to have the city and county inspect the property. She also advised him to bring a copy of the electrical permit to the next hearing if the case was not resolved by then.

RESULT:	Continued
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

IV. NEW BUSINESS

1. City of Wildwood Case# 24-0047

Respondents: Lisa Stokes

Violation Address: Parcel G06-133, 103 Lemon Street

Violations: Code of Ordinances, Chapter 15 – Accumulation of junk and debris. Chapter 13 – Derelict motor vehicles.

Status: This property is non-compliant with the City Code of Ordinances.

Special Magistrate Holt read aloud Case #2309-0003. Code Compliance Specialist Ellington presented the case file to the Special Magistrate. Ellington stated the case was initiated on November 7, 2024, as he observed junk and debris in the yard and several derelict vehicles on the property. At the time of finding, photos were taken and a Notice of Violation was sent. The notice was returned to sender as not deliverable as addressed. Ellington verified the address with the property appraiser's website, and it was listed as 806 Peters Street. On December 16, 2024, he reinspected the property, and it showed non-compliance, at which time photos were taken. He again verified the address and a Notice to Appear was sent to the property owner. On December 17, 2024, a Notice to Appear was also posted on the property and at City Hall. Upon posting the notice at the property, Ellington observed the porch was collapsed, and the screen enclosure was falling in. On December 30, 2024, the certified Notice to Appear was returned to sender, indicating that the address listed with the Sumter County Property Appraiser's office was vacant. On January 6, 2025, Ellington observed a backhoe and additional trailer with a vehicle on the trailer parked on the property. Therefore, additional derelict vehicles were being parked on the property as of the date of the hearing. Staff recommended payment of the case costs of \$150.40, removal of derelict vehicles and

cleanup of parcel in accordance with city code, and a fine of \$100 per day if the violation was not corrected within 30 days of the signed Special Magistrate Order of Enforcement.

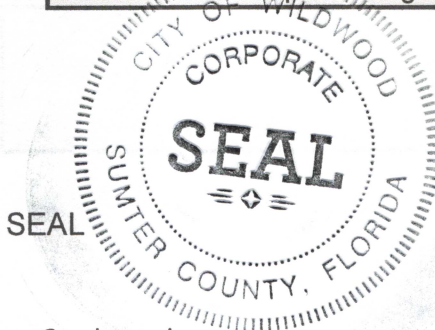
Respondent Lisa Stokes addressed the Special Magistrate. She stated that the property at 806 Peters St does not receive mail, so all mail for that property and for 103 Lemon St should be addressed to 103 Lemon St. She also stated that the property was vacant, so they were not aware of any returned mail and were not aware of the Notice to Appear until December 20, 2024. Stokes said the property had since been mowed, one of the vehicles in the driveway did have a legal tag, and two other vehicles are owned by her brother. She explained that he was removing vehicles from the property with the trailer that Ellington observed the previous day, which at the time of the hearing, had also been removed.

Special Magistrate Holt entered an Order of Enforcement for case costs to be paid and the property to be brought into compliance within 30 days. If the property remains non-compliant, the respondent would incur a \$100 per day fine from the date of the order.

V. ADJOURNMENT

With no further business to attend to, the meeting was adjourned at 1:32 p.m.

RESULT:	Adjourned
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt



2/4/2025

Date

CODE ENFORCEMENT
CITY OF WILDWOOD, FLORIDA

A handwritten signature in black ink, appearing to read "L. Holt", written over a horizontal line.

Lindsay C.T. Holt,
Special Magistrate
City of Wildwood, Florida